



Howard County Department Of Planning And Zoning
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

TECHNICAL STAFF REPORT
RIVER HILL OVERLOOK

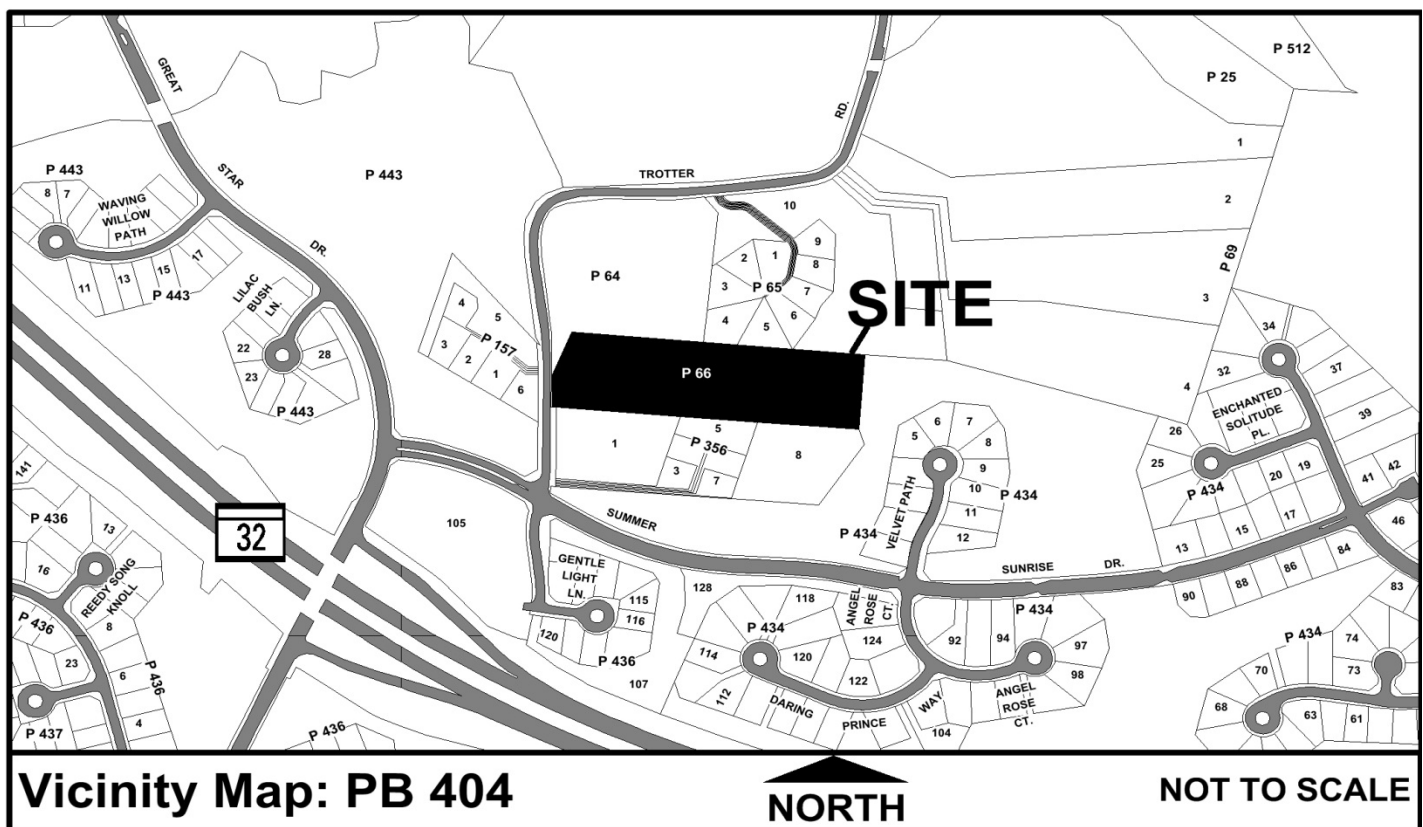
Planning Board Hearing of June 19, 2014

Case No./Petitioner: PB Case No. 404 (SP-14-001)/River Hill Overlook, Lots 1-8 and Open Space Lots 9-12
Jacqueline Rana Revocable Trust, Owner
River Hill Overlook, LLC, Developer

Subject: For Planning Board approval of a Preliminary Equivalent Sketch Plan (SP-14-001) for 8 single family detached building lots and four open space lots on property zoned R-ED (Residential-Environmental Development), consisting of 5.01 acres

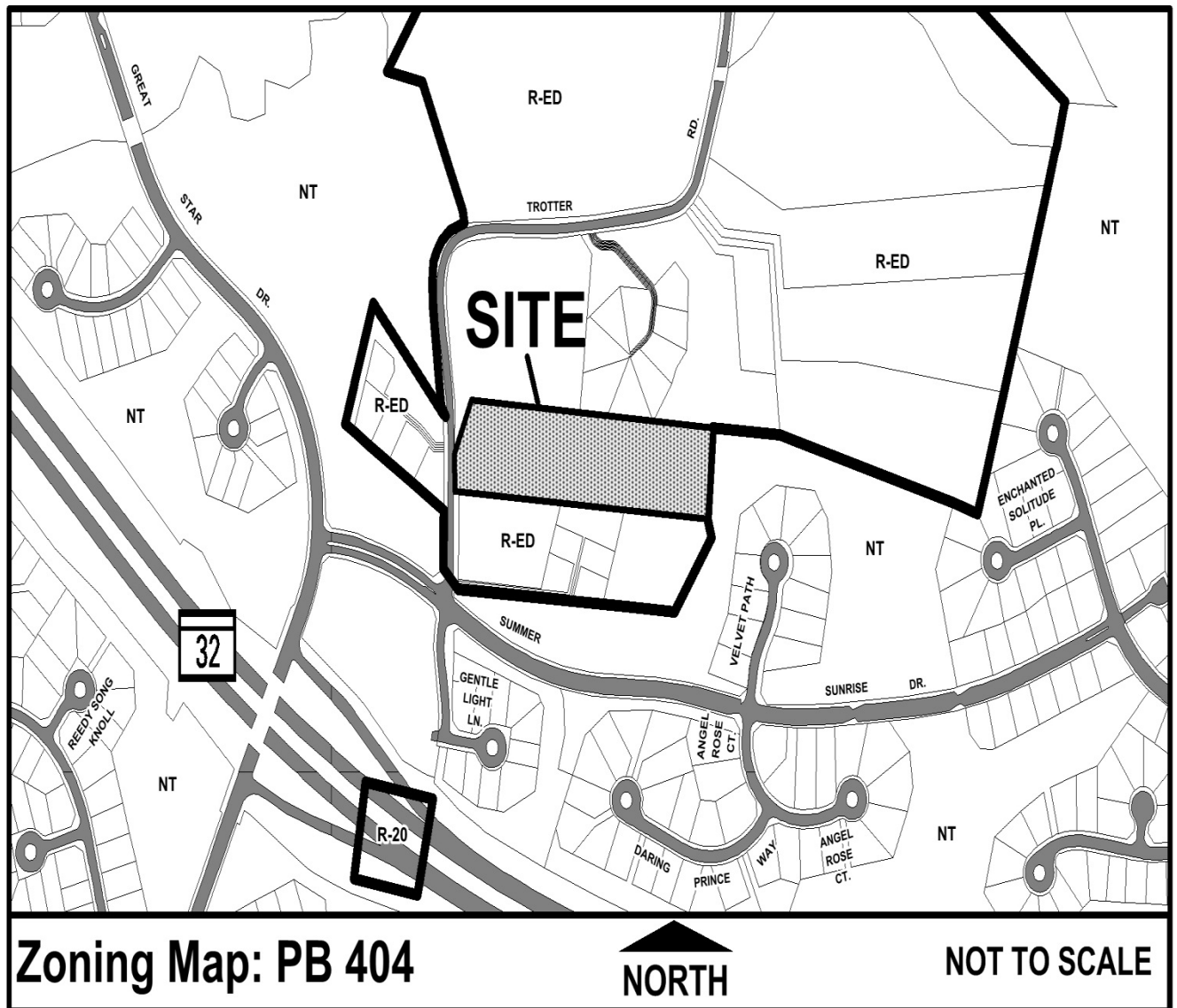
DPZ Recommendation: The Department of Planning and Zoning recommends approval of the request for PB Case No. 404 subject to compliance with the Subdivision Review Committee (SRC) comments.

Location: The subject property is located on the east side of Trotter Road, north of Summer Sunrise Drive, situated on Tax Map 35, Block 14, and Parcel No. 66, located in the Fifth Election District of Howard County, Maryland.



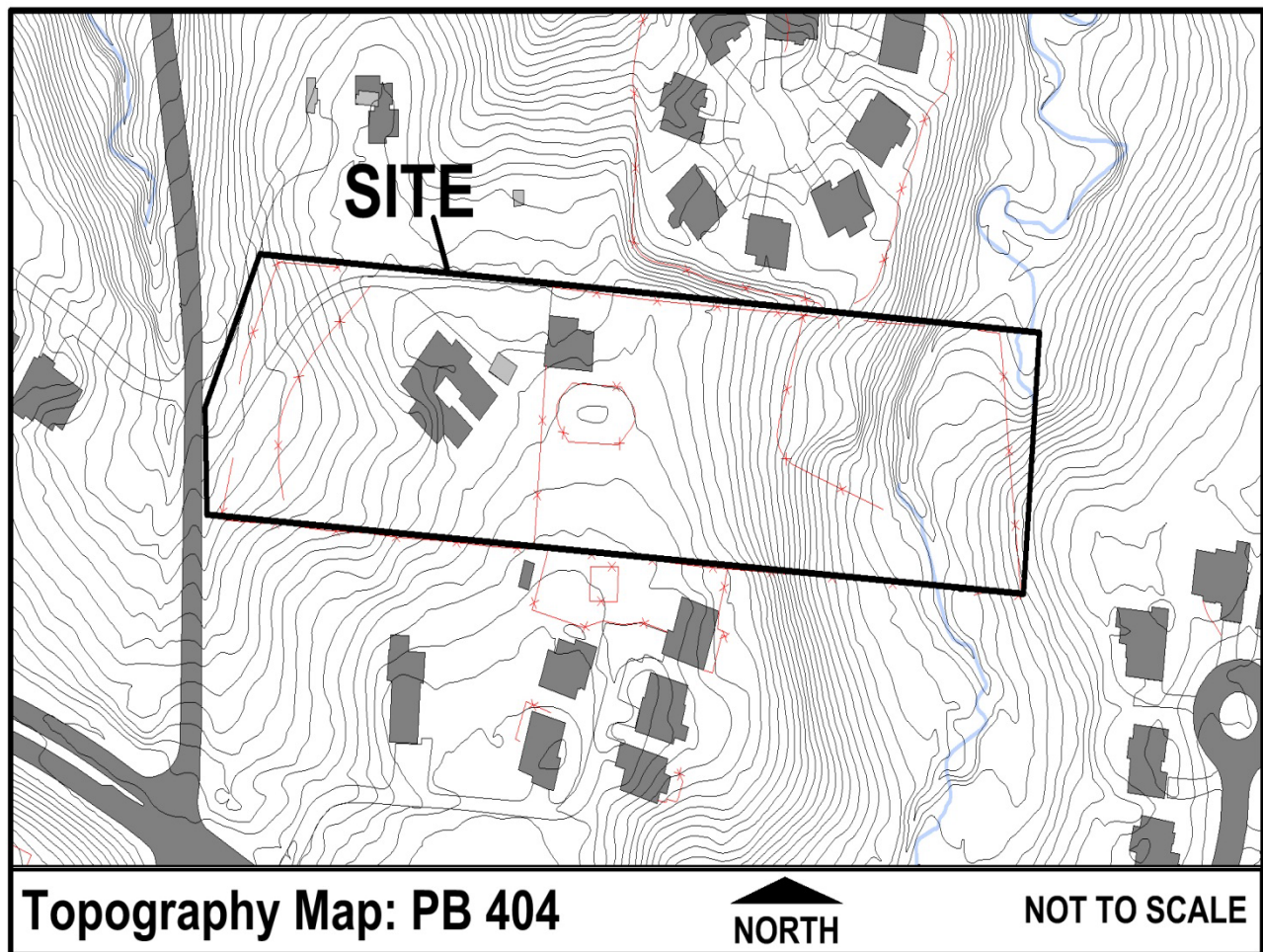
Vicinal Properties:

To the north of the property is a single-family detached parcel and adjoining this parcel to the east are single-family detached lots which are part of the Cricket Creek Subdivision and are zoned R-ED. East of the property is Open Space Lot 126 which is part of the Village of River Hill Subdivision and is zoned New Town. South of the site are improved single-family detached lots which are zoned R-ED. To the west of the property, across Trotter Road are improved single-family detached lots which are part of the Trotter Pines subdivision and are zoned R-ED.



I. GENERAL COMMENTS:

- A. Legal Notices: The subject property was properly posted with one official Planning Board poster, verified by an on-site inspection by staff of the Department of Planning and Zoning and Certification of legal advertisements are on file with this case verifying that this case was advertised in two local newspapers a minimum of 30 days prior to the hearing date.
- B. Regulatory Compliance: This project is subject to compliance with the amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Design Manual, The Adequate Public Facilities Ordinance, the Forest Conservation Manual and the Landscape Manual.
- C. General Plan: Development of this site is consistent with the 2030 Howard County General Plan for "Established Communities" Land Use Designation.



D. Site History:

A Pre-Submission Community Meeting was held on July 12, 2013.
Environmental Concept Plan, ECP-14-010, Approved on 10/23/13.
SP-14-001, Determined Technically Complete by the Subdivision Review Committee on 3/10/14.
The water and sewer plans (contract no. 34-4831-D) were approved on April 3, 2014.

E. Site and Density Information:

Total Gross Site Area	5.01 Ac
Area of 25% or Greater Steep Slopes	0.36 Ac
Area of 100 Yr. Flood Plain	<u>0.34</u> Ac
Net Tract Acreage	4.31 Ac
Maximum Density Permitted 2 units per net acre (2 x 4.31 Ac)	= 8 Units
Total Units Permitted	= 8 Units
Total Units Proposed	= 8 Units
Area of Open Space Required (50% x 5.01)	2.51 Ac
Area of Open Space Provided.	2.51 Ac or 50%
Area of Buildable Lots.	2.46 Ac
Area of Public Road ROW Dedication.	0.02 Ac
Approximate Total Area of Disturbance.	2.57 Ac or 51%

F. Site Analysis:

Access and Structures – Access to the eight building lots and four open space lots will be provided by a shared use-in-common driveway. A Design Manual Waiver to allow 8 lots on a shared use-in-common driveway was approved on January 7, 2014. The existing house and accessory structures will be removed.

There are no historic structures, cemeteries or grave sites located on the subject site.

Water and Sewer Service – This site is located within the Metropolitan District and will be served by public water and sewer facilities.

Environmental Characteristics – The eastern portion of the property is entirely forested and contains 100-year floodplain, steep slopes, a perennial stream, and 100’ streambank buffer. The shared driveway and proposed development will be located within the western portion of the site and will have no impact to the environmental features or buffers.

Topography – The property is rectangular in shape. The topography of the land slopes downward from the center of the site to the eastern and western property boundaries. As the property nears the eastern property boundary, the site gradually becomes steeper as it nears the stream buffer and wooded area. Approximately 0.36 acres of steep slopes outside of the 100 -year floodplain exists on the property and will be located on Open Space Lot 10. No grading to protected steep slopes of 25% or greater with a contiguous area of 20,000 square feet are proposed. Minor disturbance for construction of the development will occur on moderately sloping land located on the western portion of the site which is permitted by the Regulations.

Streams and 100-Year Floodplain – The site consists of floodplain totaling 0.34 acres and contains a perennial stream, a 100-foot streambank buffer, a 25' wetlands buffer and steep slopes. The wetland buffer is confined in close proximity to floodplain boundaries and a forest conservation easement area in the northeast corner of the site. Streams are protected with 100' streambank buffers. The plan does not propose any disturbance to the 100-year floodplain, wetland buffer, stream, streambank buffer or steep slopes.

Historic Landmarks: The subject property contains no historic structures, cemeteries or grave sites and is not located in a Historic District.

Scenic Roads: This property is located on a scenic road (Trotter Road). Two small micro-bioretenion facilities and a landscape buffer will be provided by the retention of existing trees supplemented by the planting of additional trees along Trotter Road. The two homes closest to the scenic road will be oriented so that the front or side of the dwellings may be visible from Trotter Road. The closest dwelling will be located at least 80 feet from Trotter Road. There will be no proposed houses backing to the Scenic Road.

Existing Site Conditions: The property consists of one parcel containing 5.01 acres of land zoned R-ED (Residential-Environmental Development). The parcel is improved with an existing dwelling, in-ground pool and accessory structures which will be removed.

Forest Conservation: Forest Conservation obligations will be fulfilled by 0.81 acres of on-site forest retention.

G. PROPOSED DEVELOPMENT PLAN:

Subdivision Plan – The development plan consists of eight (8) single-family detached residential lots and four (4) open space lots. Residential lot sizes will range from 10,495 square feet to 16,801 square feet. A use-in-common driveway access easement will be created to serve the eight (8) pipestem lots and open space lots. A 12-foot wide pedestrian access easement will be provided for access to Open Space Lots 9 and 10.

Landscaping – This project will comply with the requirements of the Landscape Manual by providing perimeter plantings. Perimeter landscaping requirements will be primarily addressed through the retention of existing trees.

Adequate Public Facilities - This subdivision passed the test of the Adequate Public Facilities Ordinance (APFO) for vicinal road intersection adequacy. This project is located in the West School Region, the Clarksville Elementary School District and the Clarksville Middle School District. This project is in the **Established Communities Allocation Area** which currently does not have allocations available. The date of signature approval of the Decision and Order of the Planning Board in this case will determine the order of granting of housing unit allocations.

II. Planning Board Criteria: In accordance with Section 107.0.F.6 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this Preliminary Equivalent Sketch Plan.

1. The proposed lay-out of lots and open space effectively protects environmental and historic resources.

This development plan accomplishes protection of the environmental resources on site by employing the following design techniques:

- By clustering most of the residential lots on the moderately sloped open interior ridge area which is the portion of the site most easily developed;
- By designing the lots to be as near in size to the minimum lot size of 6,000 square feet as practicable;
- By meeting forest conservation obligation on site in open space through retention of existing vegetation.
- By designing small storm water management facilities in locations and configurations on lots which preserve a larger portion of open space area and minimizes existing tree removal.

In employing the above techniques, the limit of disturbance on the property is reduced to the maximum extent practicable for reasonable development of the property.

The credited open space proposed for this site is 2.505 acres which is 50% of the gross site area which is required in the R-ED Zoning District. In addition to protection of the forest and environmental features, the open space areas will buffer the development from adjacent property to the east and will serve to provide a continuous habitat corridor for wildlife since it will adjoin an adjacent Forest Conservation Easement and open space lots.

2. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

Grading is limited to the amount necessary to create lots for 8 new homes and the infrastructure required to support the residential uses. The major impact of development on this site is within the western and central area of the property. The proposed design avoids impacts to the environmental features in the eastern portion of the property.

The total disturbed area associated with this proposal is approximately 2.5 acres on-site (50%) and a 0.016 acre off-site for a sewer connection through the adjacent Cricket Creek subdivision. No grading is proposed on steep slopes of 25% or greater with a contiguous area of 20,000 square feet. The forest will be protected by placement into a Forest Conservation Easement located on Open Space Lot 10 which will be dedicated to Howard County, MD (Recreation and Parks).

3. Setbacks, landscaped buffers or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

Views of this subdivision from the scenic Trotter Road will be buffered by landscaping proposed within the two open space lots which will be located along this scenic road. Proposed houses will be setback at least 75 feet from Trotter Road right-of-way.

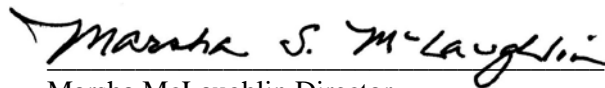
The Howard County Landscape Manual requires a Type A Landscape Buffer (1 shade/60') along the perimeter of the subject property. The existing rows of evergreen trees located along the northern and southern property boundaries will be retained for buffering. Where there are gaps in the landscaped screening, additional trees will be planted, thus providing the required screening to the adjacent properties. A large forested area will be retained along the eastern property boundary thus providing more than adequate screening for this perimeter.

Subdivision Review Committee Action:

By letter dated March 10, 2014, the developer was notified that the plan was technically complete subject to compliance with comments from the Subdivision Review Committee.

Recommendation:

The Department of Planning and Zoning recommends approval of this project as shown on the Preliminary Equivalent Sketch Plan, SP-14-001, River Hill Overlook, subject to compliance with the Subdivision Review Committee (SRC) comments.



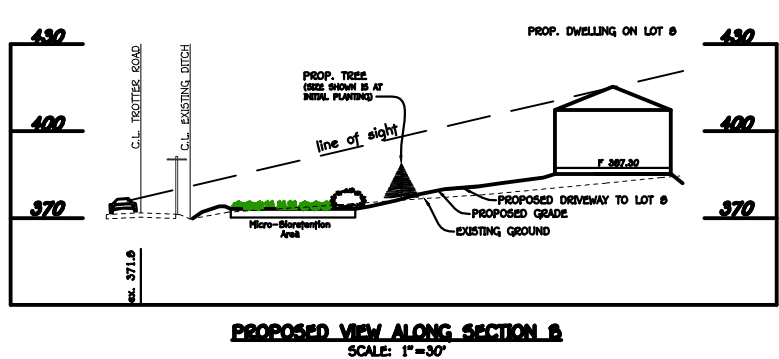
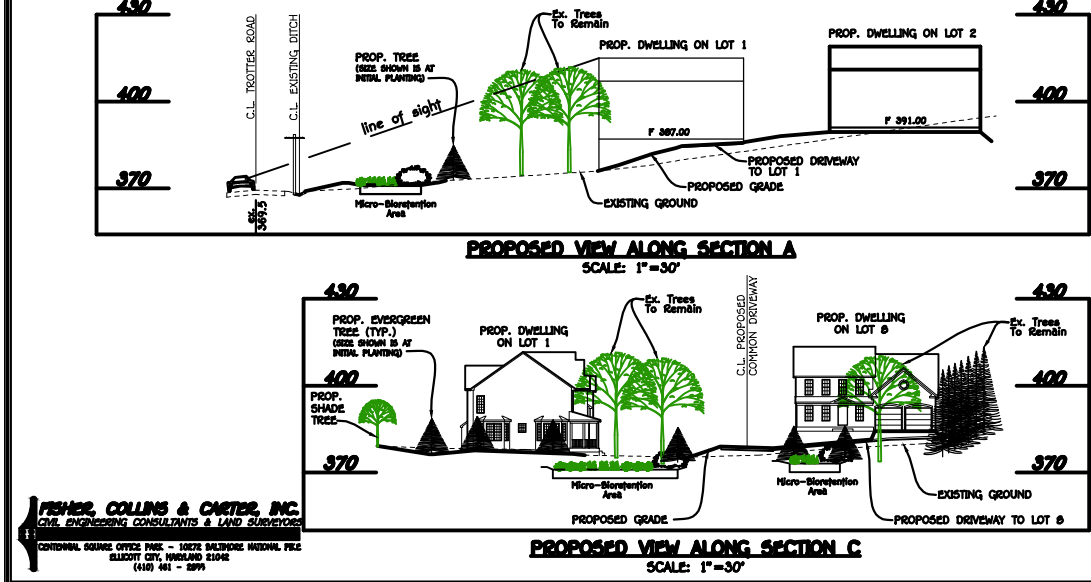
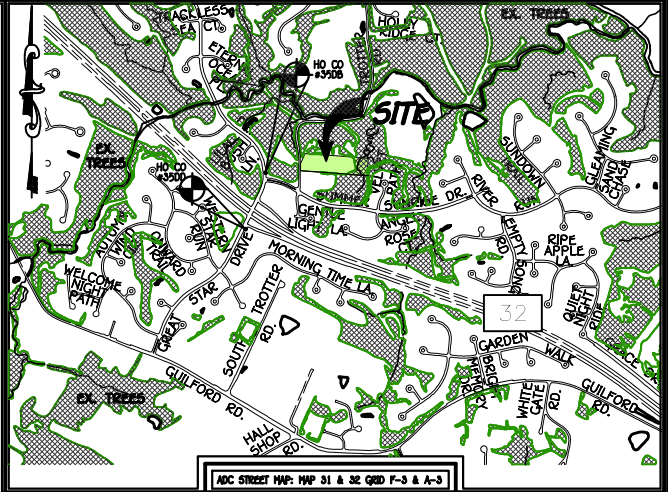
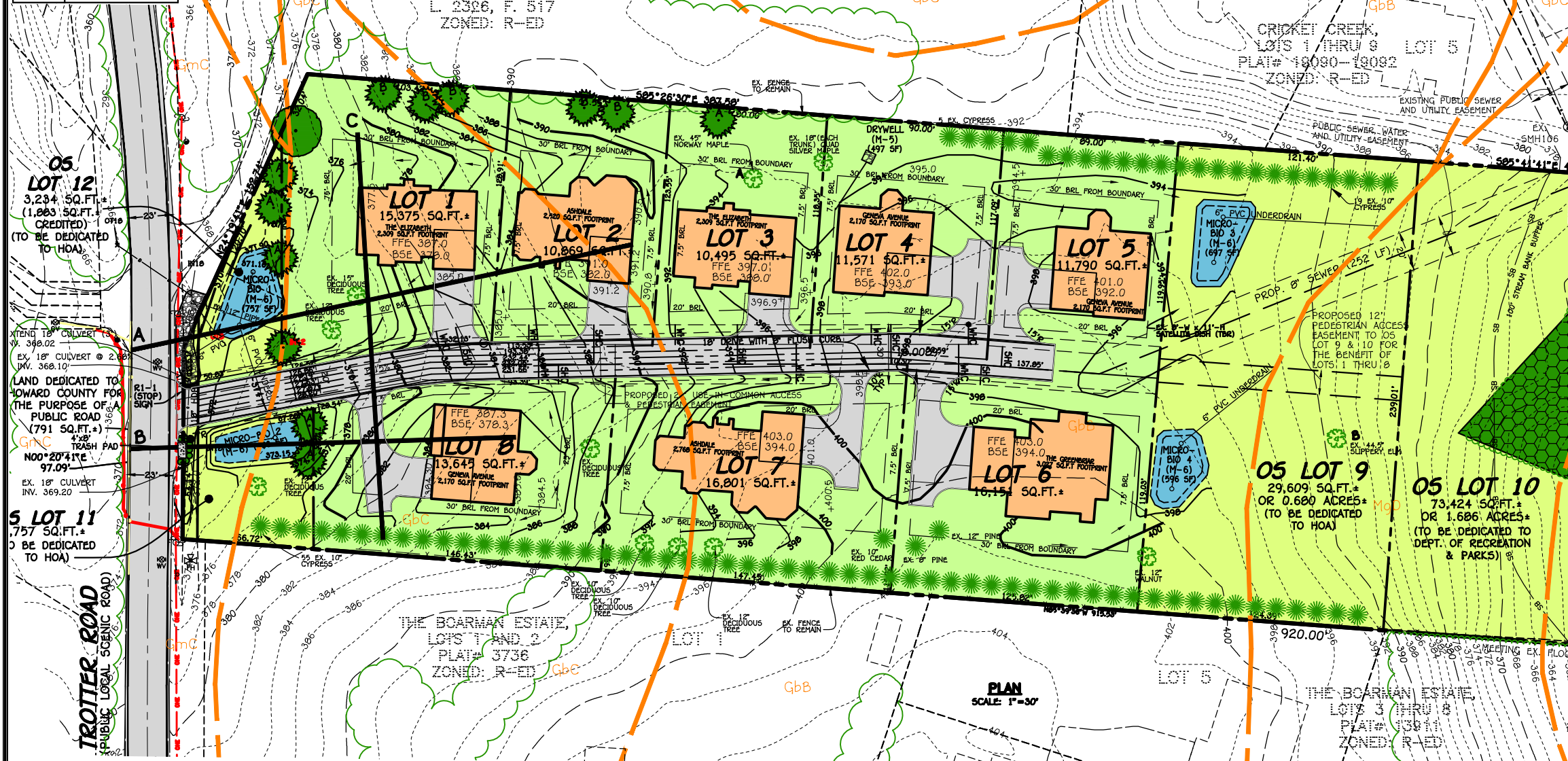
Marsha McLaughlin Director
Department of Planning and Zoning

6/5/14
Date

:bl

**THIS FILE IS AVAILABLE FOR PUBLIC REVIEW AT THE PUBLIC SERVICE COUNTER OF
THE DEPARTMENT OF PLANNING AND ZONING DURING NORMAL WORKING HOURS**

SYMBOL	DESCRIPTION
	EXISTING FENCE LINE
	EX. LINE OF TREES AND FOREST
	EXISTING TREES
	PROPOSED LANDSCAPING
	EX. TO EX. GRAPES
	EX. TO EX. GRAPES
	PROPOSED FUTURE CONSERVATION EASEMENT
	EXISTING STREAM BANKS



OWNERS
JACQUELINE BANA REVOCABLE TRUST
6301 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029
410-583-3580
ATTN: CHRISTOPHER B. EMERY, TRUSTEE & YASHIN NATASHA GAWENSKI, TRUSTEE

DEVELOPER / CONTRACT PURCHASER
RIVER HILL OVERLOOK, LLC
5034 DORSEY HALL DRIVE
ELICOTT CITY, MARYLAND 21042
410-740-0982
ATTN: DOUG DESINGER & RICHARD DEHMITT

SCENIC ROAD EXHIBIT
RIVER HILL OVERLOOK,
LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 THRU 12
ZONED R-ED
TAX MAP No. 35 GRID No. 8 PARCEL No. 66
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2014
SHEET 1 OF 1